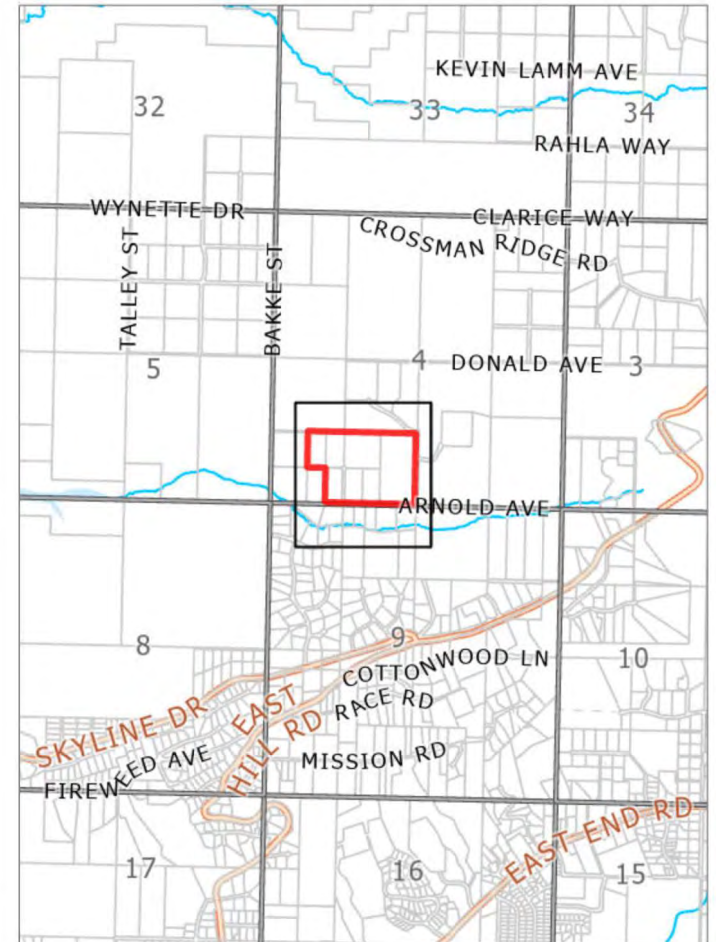


# **E. NEW BUSINESS**

- 5. Bridge Creek Coop Subdivision 2024 Replat; KPB File 2024-133  
Seabright Survey & Design / Farmwald, City of Homer  
Location: Arnold Avenue & Mae Street  
Diamond Ridge Area**



KPB FILE 2024-133  
T06S R13W SEC 4  
Diamond Ridge

The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial Map

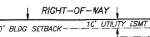


The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.

**NOTES**

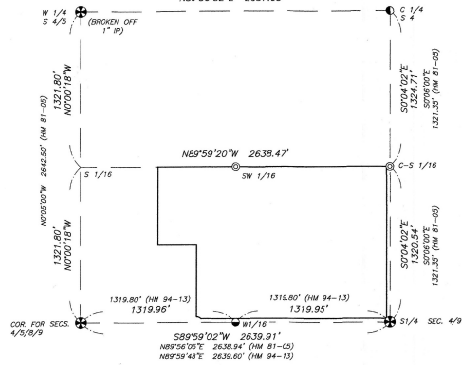
1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. LOTS ARE OR WILL BE SERVED BY ONSITE WATER AND SEWER.
5. THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOC., INC. THAT AFFECTS THIS SUBDIVISION, RECORDED BK 30, PG 34 HRD.
6. THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOC., INC. THAT AFFECTS THIS SUBDIVISION, RECORDED BK 119, PG 833 HRD.
7. THERE IS AN EASEMENT FOR ROADWAY & APPURTENANCES IN FAVOR OF JAY ALAN FARMWALD THAT AFFECT THIS SUBDIVISION, RECORDED BK 152, PG 834, BK 152, PG 837 & BK 152, PG 840 HRD.
8. THERE IS AN AGREEMENT THAT AFFECTS THIS SUBDIVISION RECORDED BK 187 PG 36 HRD.
9. THERE ARE AN EASEMENTS FOR WATER STREAM DRAINAGE & APPURTENANCES IN FAVOR OF CITY OF HOMER THAT AFFECTS THIS SUBDIVISION, RECORDED #2022-003817-0 HRD & #2023-000803-0 HRD.
10. THIS SUBDIVISION IS LOCATED WITHIN THE BRIDGE CREEK WATERSHED PROTECTION DISTRICT AND ARE SUBJECT TO CITY OF HOMER REGULATIONS. CHECK WITH HOMER PLANNING PRIOR TO ANY DEVELOPMENT ACTIVITIES.

**R/W TYPICAL DETAIL**



**SW1/4 SECTION 4**  
SCALE: 1" = 500'

N89°51'49"E 2537.84' (HM 81-15)  
N89°51'49"E 2638.18' (HM 81-05)  
N89°56'52"E 2637.03'



**LEGEND**

- ① FWD 1.5" AC 4484-S 1980
  - ② FWD 3.25" AC 4484-S 1980
  - ③ FWD 3.25" AC 4184-S 1987
  - ④ FWD 3.25" AC 2087-S 1918
  - ⑤ FWD 2.5" BC 1917
- APPROX. AREA FISHING (KWF WETLANDS ASSESSMENT, KPB 015)
  - APPROX. AREA DISCHARGE SLOPE (KWF WETLANDS ASSESSMENT, KPB 015)
  - APPROX. AREA HEADWATER FEN (KWF WETLANDS ASSESSMENT, KPB 015)
  - APPROX. AREAS OF 20% SLOPE OR GREATER (KPB 015)
  - R/W VACATED THIS PLAT

**WASTEWATER DISPOSAL**

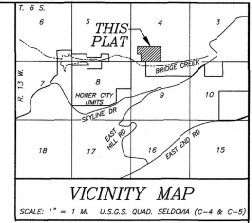
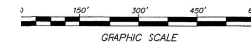
LOTS WHICH ARE AT LEAST 20,000 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: AUTHORIZED OFFICIAL, KENAI PENINSULA BOROUGH DATE:

CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
CT	41.51'	50.00'	48°42'44"	N85°40'20"W	41.24'



**CERTIFICATE OF OWNERSHIP & DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

JAY A. FARMWALD, FARMER LOTS 1, 2, 3, & 5  
6800 GUNNISON DRIVE, ANCHORAGE, AK 99516

WILTON J. FARMWALD, FARMER LOT 4A  
6800 GUNNISON DRIVE, ANCHORAGE, AK 99516

MELISSA JACOBSEN, CITY MANAGER, FARMER LOTS 6 & 7  
CITY OF HOMER, 481 E. PIONEER AVENUE, HOMER, AK 99603

**NOTARY'S ACKNOWLEDGMENT**

FOR: ACKNOWLEDGED BEFORE ME THIS DAY OF 2025.

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES

**NOTARY'S ACKNOWLEDGMENT**

FOR: ACKNOWLEDGED BEFORE ME THIS DAY OF 2025.

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES

**NOTARY'S ACKNOWLEDGMENT**

FOR: ACKNOWLEDGED BEFORE ME THIS DAY OF 2025.

NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES

HOMER RECORDING DISTRICT KPB FILE NO. 2024--

**BRIDGE CREEK COOP. SUBDIVISION 2024 REPLAT**

A REPLAT OF LOTS 1, 2, 3, 5, 6 & 7, BRIDGE CREEK COOP. SUBDIVISION (HM 81-05), & LOT 4A BRIDGE CREEK COOP. SUBDIVISION NO. 2 (HM 88-54), LOCATED IN THE SW1/4 SEC. 4, T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 52.877 ACRES

**SEABRIGHT SURVEY + DESIGN**  
KATHERINE A. KIRSIS, P.L.S.

1044 EAST END ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 299-1580

OWNERS: JAY A. FARMWALD & WILTON J. FARMWALD  
6800 GUNNISON DR., ANCHORAGE, AK 99516  
CITY OF HOMER  
481 E. PIONEER AVENUE, HOMER, AK 99603

DRAWN BY: KF CHKD BY: KK JOB #2024-77  
DATE: 11/2024 SCALE: 1"=150' SHEET #1 OF 1

AGENDA ITEM E. NEW BUSINESS

**ITEM 5 - PRELIMINARY PLAT  
Bridge Creek Coop. Subdivision 2024 Replat**

<b>KPB File No.</b>	2024-133
<b>Plat Committee Meeting:</b>	January 13, 2025
<b>Applicant / Owner:</b>	Jay A. Farmwald and Rita R. Norton of Anchorage, Alaska, and The City of Homer
<b>Surveyor:</b>	Katherine Kirsis – Seabright Survey and Design, LLC
<b>General Location:</b>	Diamond Ridge

<b>Parent Parcel No.:</b>	173-700-04; 173-700-05; 173-700-06; 173-700-07; 173-700-08; 173-700-09; 173-700-10
<b>Legal Description:</b>	Township 6 South, Range 13 West, Section 4, Seward Meridian, HM 81-05, Bridge Creek Cooperative Subdivision Lots 1, 2, 3, 5,6,7, and HM 88-054, Bridge Creek Cooperative Subdivision No 2, Lot 4A
<b>Assessing Use:</b>	Residential Vacant, Residential Accessory Building and Residential Improved Land
<b>Zoning:</b>	Bridge Creek Watershed Protection District
<b>Water / Wastewater</b>	On-Site – On-Site
<b>Exception Request</b>	None Requested

---

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will finalize the vacation of Farmwald Circle and reconfigure seven existing lots into three new lots. The current lots are 4.37 acres, 4.53 acres, 4.61 acres, 18.63 acres, 9.96 acres, 4.96 acres, and 4.92 acres. The new lot sizes will be 29.163 acres, 9.658 acres, and 23.34 acres.

**Location and Legal Access (existing and proposed):**

Legal access to this subdivision is available from the east, south, and west. Mae Street, a 60-foot constructed road, is situated to the east and connects to Arnold Avenue to the south. Arnold Avenue lies within a 66-foot section line easement, with 33 feet on either side. The north 33 feet of the section line is dedicated and constructed from Mae Street to the east, leading to the intersection of Easy Street. Arnold Avenue west of Easy St is not constructed and terminates in a cul-de-sac further to the west. Arnold Avenue connects to Twitter Creek Lane to the east, which then connects to Skyline Drive to the south, a state-maintained road. Paper Plat Avenue, a 30-foot dedicated road, provides access to the west and connects to Copalis Street to the south, ending in a partial cul-de-sac. Copalis Street lies within an 83-foot section line easement, with 50 feet on the west side and 33 feet on the east side.

This proposed plat will finalize the vacation of Farmwald Circle and allocate the area to proposed lots 6-A and 1-A. The vacation of Farmwald Rd is being heard at the January 13, 2025 Planning Commission meeting and up for consent at the January 21, 2025 KPB Assembly meeting.

Easements for roadway and appurtenances affecting this subdivision are described in recorded documents: Book 152, Page 834, Book 152, Page 837, and Book 152, Page 840, HRD. These easements affect proposed Lots 6-A and 1-A and are noted as plat note number seven.

An agreement listed on the CTP is noted on the plat as plat note number eight. Staff has determined that plats Tall Country Estates, HM 88-15 and Bridge Creek Cooperative Subdivision No. 2, HM 88-54, have resolved this agreement. Therefore, **staff recommends that plat note number eight can be removed.**

Block length is compliant as there are roads surrounding the plat to complete the block. Arnold Ave, Mae St and Hughes Ct go around the south, east and north part of the plat and on the southwest is Ivory Ave and to the northwest is Paper Plat Ave. These roads do not all connect to each other and this plat is not able to contribute

due to location and terrain with the ravine and steepness and the attempt to preserve the Bridge Creek Watershed. Staff recommends the Platting Committee concur an exception is not needed.

KPB Roads Dept RSA review	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: Prelim plats shows dedication along the southern side of Arnold Ave ROW that is not represented in the available imagery. No additional RSA comments or objections.
SOA DOT comments	No comment

**Site Investigation:**

Existing structures are shown on KPB imagery and KPB Assessing records. One general purpose building will be located on proposed Lot 6-A, and another will be on proposed Lot 1-A. There is an existing private driveway depicted on the plat that will be located on proposed Lot 1-A when the plat is finalized. The drive currently crosses in Lot 4A and gives benefit to Lot 1.

There is steep terrain shown on the plat with grades over 25% shaded on the drawing. **Staff recommends the shading remain for the final submittal and the contours be removed. Add arrows to show the direction of slope.**

The KWF Wetlands Assessment indicates the presence of discharge slopes, riverine area, and headwater fen which are depicted on the drawing.

The River Center Reviewer has identified that the plat is within a FEMA-designated flood hazard area, Zone X. No depiction is required, however, *per KPB 20.30.280(D), flood hazard notes should be added to the plat including the FEMA map panels and flood zone designation.*

This plat is not within a Habitat Protection District as indicated by the River Center reviewer.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie Floodplain Status: IS in flood hazard area Comments: This subdivision is within a non-regulatory mapped floodplain. No depiction required but a code required plat note with reference to map panel 02122C-2020E should be included.</p> <p>Flood Zone: X Zone Map Panel: In Floodway: False Floodway Panel:</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan Habitat Protection District Status: Is NOT within HPD Comments: No comments</p>
State of Alaska Fish and Game	No response

### **Staff Analysis**

Originally, the land was an aliquot part of the E3/4, S1/2, SW1/4 of Section 4, Township 6 South, Range 13 West, Seward Meridian, Alaska. Bridge Creek Cooperative Subdivision, HM 81-5, subdivided the land into Lots 1 through 8, dedicating Andes Court within the subdivision and a 33-foot right-of-way, Arnold Avenue, to the south. On May 9, 2005, the Planning Commission approved a Street Naming Resolution, SN 2005-06, to rename Andes Court to Farmwald Circle. Bridge Creek Cooperative Subdivision No. 2, HM 88-54, replatted Lot 4 into Lot 4A and dedicated Mae Street. The proposed plat will subdivide seven lots into three lots and finalize the vacation of Farmwald Circle.

This proposed plat is within the Bridge Creek Watershed Protection District and was submitted for review to the City of Homer on November 6, 2024. The plat was granted conditional approval, and the conditions have been met with the plat submittal to the KPB.

There are water stream drainage easements and appurtenances recorded in the Homer Recording District, serial numbers 2022-003917-0 and 2023-000803-0, affecting the subdivision. The easements are noted as plat note number nine and depicted on the plat. **Staff recommends** that the depiction note be modified to reflect note number nine.

A soils report will not be needed as the lots are over 200,000 sq ft in size.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

Kachemak Bay Advisory Planning Commission minutes for the January 13, 2025 meeting were not available when the staff report was prepared on December 31, 2024 (KPB 21.02.020). Meeting notes will be provided with the desk packet if available but not necessarily addressed in the staff report.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

### **Utility Easements**

A right-of-way blanket easement was granted to the Homer Electric Association, Inc., recorded in Book 40, Page 34, to construct, operate and maintain an electric transmission and/or telephone distribution line. This easement is reflected on the plat as note number five.

A right-of-way easement was granted to Homer Electric Association, Inc., recorded in Book 119, Page 935, to construct, operate and maintain an electric transmission and/or telephone distribution line or system located on the north ten feet of former Lot 4, Bridge Creek Cooperative Subdivision, HM 81-5. This easement is noted on the plat as plat note number six. **Staff recommends** the utility easement depicted on proposed Lot 4-A should reference plat note number six.

The parent plat, Bridge Creek Cooperative Subdivision, HM 81-5, granted a 5-foot utility easement along Arnold Avenue and the east lot line of former Lot 7, as well as a 10-foot utility easement along the west lot line of former Lot 1. The proposed plat carries forward the 5-foot utility easement along Arnold Avenue and the 10-foot utility easement along the west lot line on proposed Lot 1-A. This plat grants a 20-foot utility easement proposed Lot 6-A per the city's recommendation and contains the former 10-foot utility easement. The vacation of Farmwald Circle will also vacate the associated adjoining easements.

The parent plat, Bridge Creek Cooperative Subdivision No. 2, HM 88-54, depicts a 10-foot utility easement along the north lot line of former Lot 4A. The plat shows a five-foot utility easement along the north and south of the north lot line. **Staff recommends** that the surveyor depict and label the easement to reflect the parent plat.

The proposed plat grants a 10-foot utility easement adjoining rights-of-way as reflected in plat note number one and, on the right-of-way, typical detail.

As part of our routine notification process, the subdivision plat was emailed to the affected utility providers for review. **Staff recommends:** the surveyor work with the utility providers to accommodate their request, ensuring optimal use of the owner’s land and maximum benefit for both the provider and the public.

**Utility provider review:**

HEA	See Comments
ENSTAR	No comment or recommendation
ACS	No Response
GCI	No Response

**KPB department / agency review:**

Addressing Review	<p>Reviewer: Leavitt, Rhealyn</p> <p>Affected Addresses: 61875 PAPER PLAT AVE, 40927 FARMWALD CIR, 40928 FARMWALD CIR, 40957 FARMWALD CIR, 40958 FARMWALD CIR, 40775 MAE ST.</p> <p>Existing Street Names are Correct: Yes</p> <p>List of Correct Street Names: ARNOLD AVE, MAE ST, FLORENCE MARTIN CT, HUGES CT, PAPER PLAT AVE</p> <p>Existing Street Name Corrections Needed:</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments: 40775 MAE ST WILL REMAIN WITH LOT 4A-1. ALL OTHER ADDRESSES WILL BE DELETED, AND NEW ADDRESSES ASSIGNED UPON OWNER REQUEST.</p>
Code Compliance	<p>Reviewer: Ogren, Eric</p> <p>Comments: No comments</p>
LOZMS Review Planner	<p>Reviewer: Raidmae, Ryan</p> <p>There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Other Material Site Type Material Site Comments: There are not any material site issues with this proposed plat, but vacating Farmwald Cir would land lock PID: 17370009 and 17370008.</p>
Assessing Review	<p>Reviewer: Windsor, Heather</p> <p>Comments: No comment</p>

The River Center Reviewer commented that proposed Lot 1-A (former Lots 1-3, Bridge Creek Cooperative Subdivision, HM 81-05) will be landlocked with the vacation of Farmwald Circle. There is legal access available to proposed Lot 1-A by Paper Plat Avenue to the west and Arnold Avenue to the south.



---

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

- Modify the plat approval note with the meeting date, January 13, 2025.
- Modify the KPB file number to 2024-133 to the title block.
- Modify Arnold Avenue to be a 33-foot right-of-way.

PLAT NOTES TO ADD

- The borough will not enforce private covenants, easements, or deed restrictions per KPB 20.60.170(B).

---

**KPB 20.25.070 – Form and contents required**

**Staff recommendation:** *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

- A. Within the Title Block
1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion. The parent plat's name shall be the primary name of the preliminary plat.
  2. Legal description, location, date, and total area in acres of the proposed subdivision;
  3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor.
- Staff recommendation:**  
*Modify name of subdivision to reflect spelling of parent plat, "Bridge Creek Cooperative Subdivision 2024 Replat" and reference to the parent subdivisions in the legal description should reflect the same.*
- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;
- Staff recommendation:**  
*Depict and label section line easements to the south and west. Modify street name to, "Paper Plat Avenue." Correct width of Arnold Avenue to 33 feet as no plat dedicated 33' from the south*
- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;
- Staff recommendation:**  
*Label roads to proposed plat location*
- G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;
- Staff recommendation:**  
*Lots to the east are currently in the process of being subdivided by Ageya Homestead 2024 Replat, KPB 2024-088. Verify with staff prior to a final mylar, if the new subdivision has been recorded and drawing needs updated data.*

**KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

D. All subdivisions or replats within the Flood Insurance Rate Map (FIRM) area or SMFDA, as amended, as defined by KPB 21.06.030, shall contain the following note:

**FLOOD HAZARD NOTICE:**

Some or all of the property shown on this plat has been designated by FEMA or the Kenai Peninsula Borough Seward Mapped Flood Data Area as a flood hazard area district as of the date this plat is recorded with the district recorder's office. Prior to development, the Kenai Peninsula Borough floodplain administrator should be contacted for current information and regulations. Development must comply with Chapter 21.06 of the Kenai Peninsula Borough Code.

---

**KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** comply with 20.40.

---

**KPB 20.60 – Final Plat**

**Staff recommendation:** final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

---

**RECOMMENDATION:**

**SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:**

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

**NOTE: 20.25.120. - REVIEW AND APPEAL.**

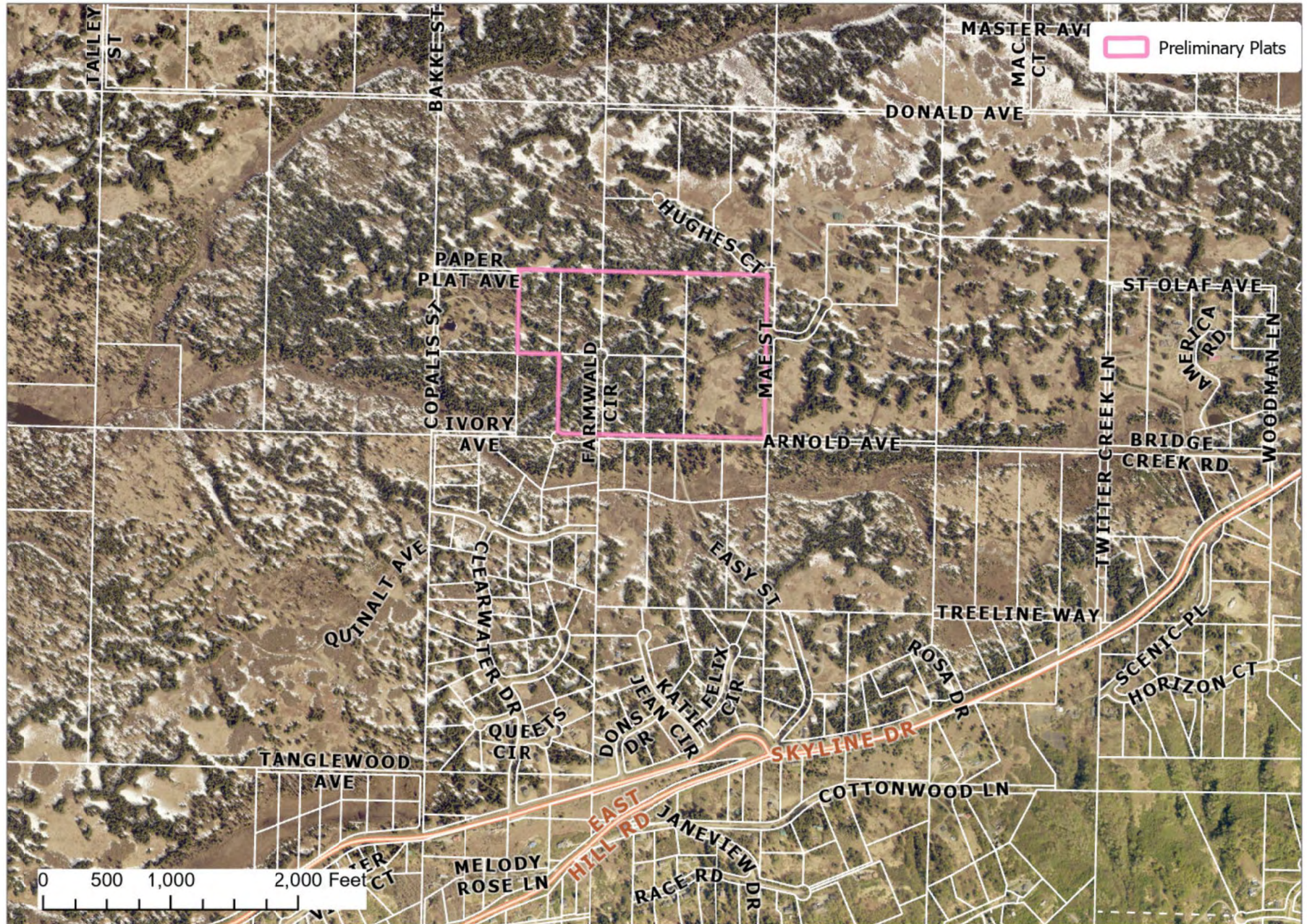
**A DECISION OF THE PLAT COMMITTEE MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.**

**END OF STAFF REPORT**

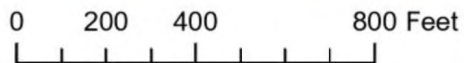
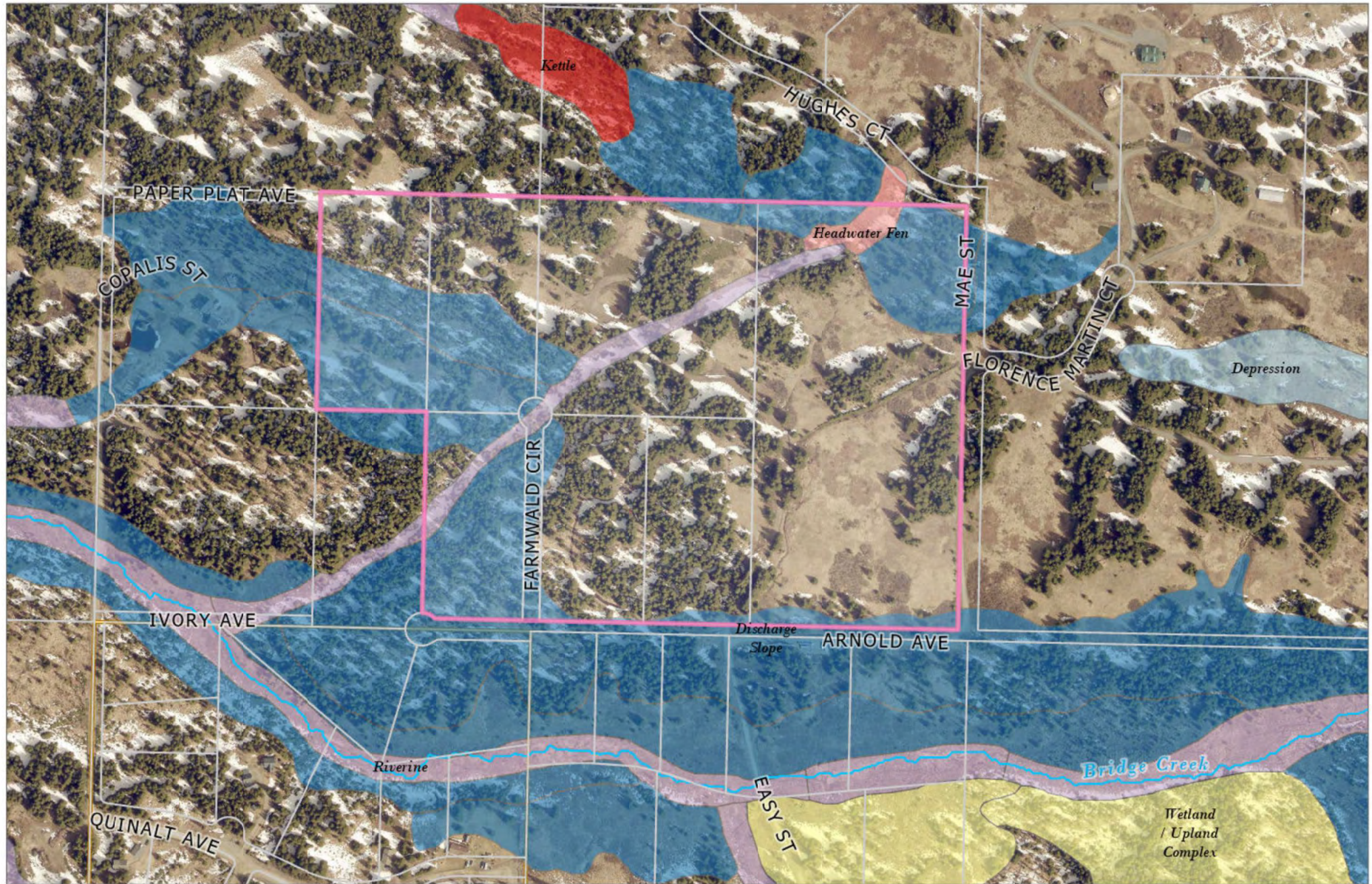
---



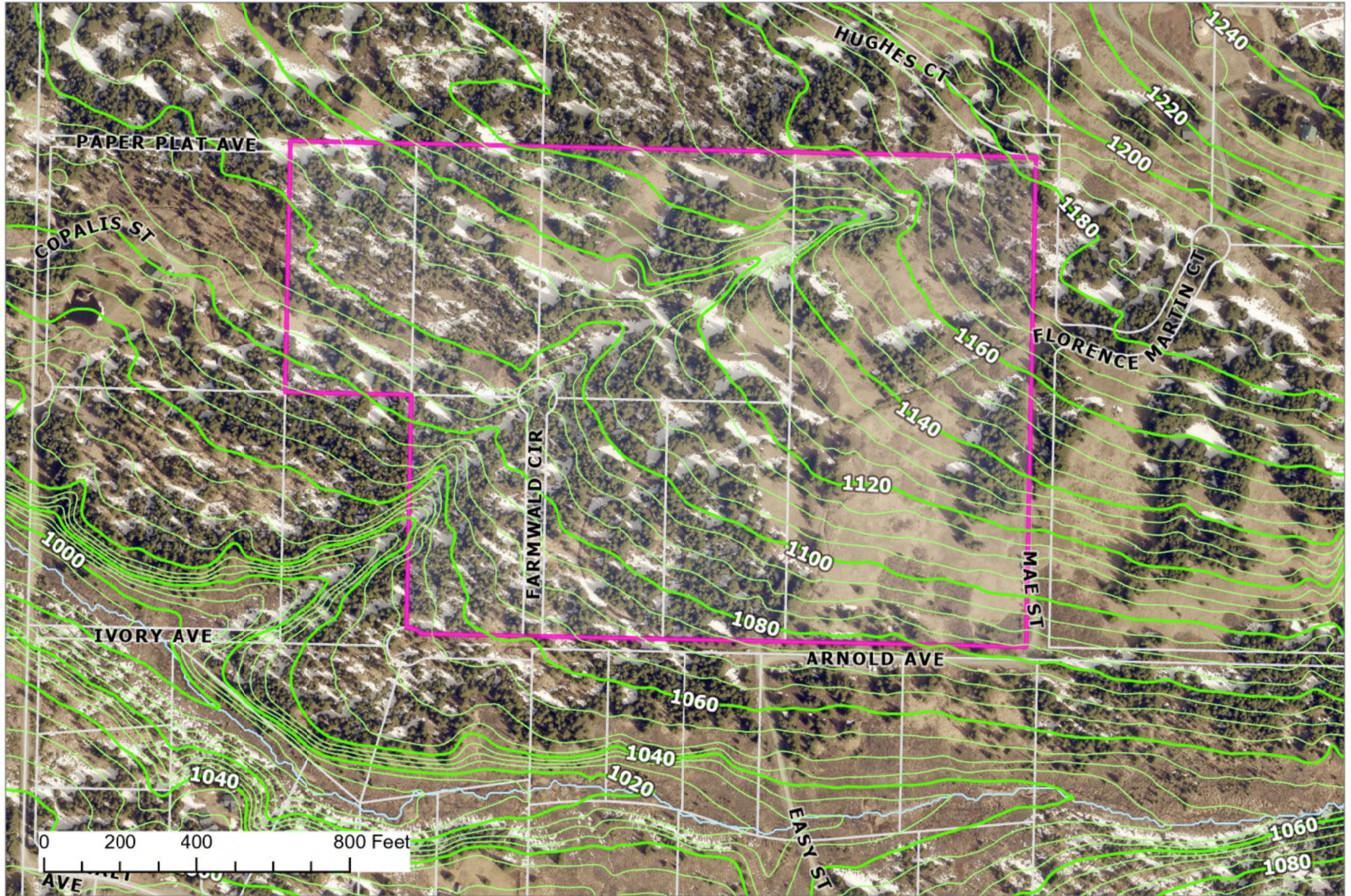
Aerial Map



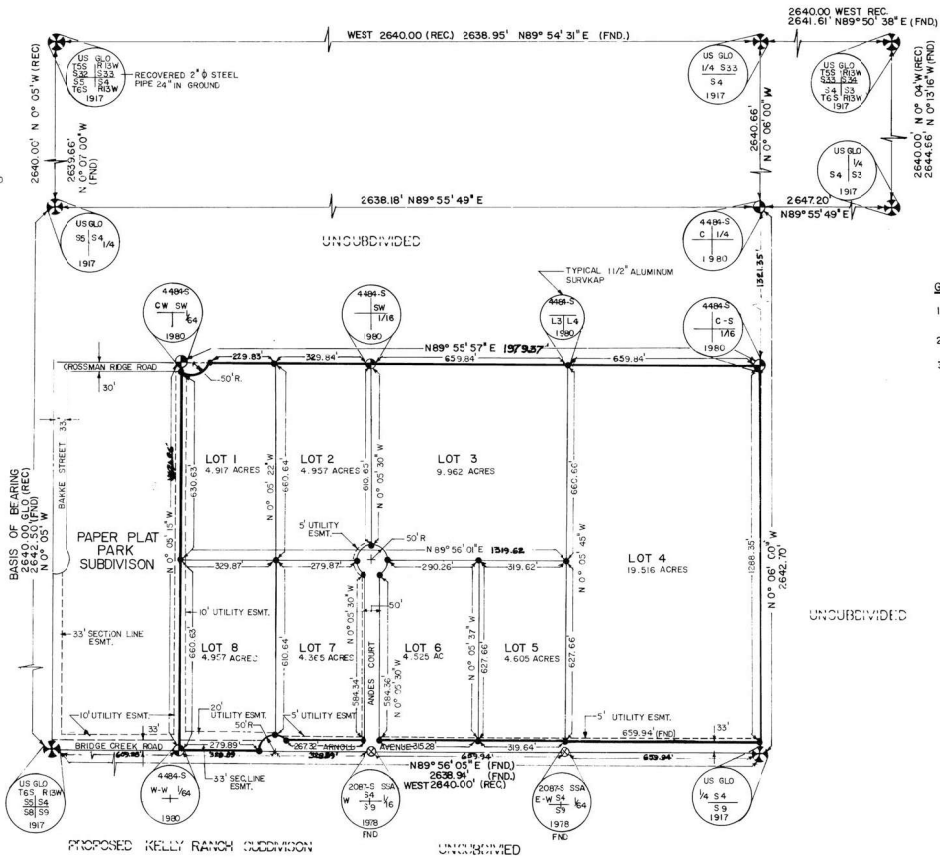
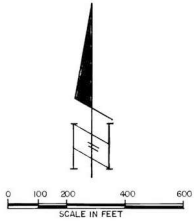
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



- LEGEND**
- ⊗ ORIGINAL 1917 US GLO BRASS CAP MONUMENTS, RECOVERED.
  - ⊙ BERNTSEN A-1 30" ALUMINUM FEDERAL MONUMENTS, SET THIS SURVEY.
  - 1/2" X 24" REBAR WITH 1 1/2" ALUMINUM SURKAP SET ALL CORNERS, UNLESS OTHERWISE NOTED.
  - ⊗ BERNTSEN A-1 30" ALUMINUM FEDERAL MONUMENTS, FOUND THIS SURVEY.

**GENERAL NOTES**

1. RECORD INFORMATION WAS TAKEN FROM THE U.S.P.L.S. TOWNSHIP PLAT OF T.6S, R.13W, S.M., ALASKA.
2. ALL WASTE DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT THE TIME OF CONSTRUCTION.
3. BUILDING SETBACKS - A SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.

**CERTIFICATE OF OWNERSHIP**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE ALL RIGHT-OF-WAYS AND GRANT ALL EASEMENTS TO USE SHOWN.

BRIDGE CREEK COOPERATIVE, INC.  
2936 KIMBERLIE COURT  
ANCHORAGE, AK 99504

BY: *Ingrid R. Clauson* JAY A. FARMWALD  
PRESIDENT, B.C.C. INC. SECRETARY, B.C.C. INC.

**NOTARY'S ACKNOWLEDGEMENT**

ON THIS 5 DAY OF November, 1980, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF ALASKA, PERSONALLY APPEARED Jay A. Farmwald AND Ingrid R. Clauson TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, ACKNOWLEDGING TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT WITNESS MY HAND AND OFFICIAL SEAL.

11/17/1980  
MY COMMISSION EXPIRES 11/17/1982

*Philip A. Thompson*  
NOTARY PUBLIC FOR ALASKA

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF May 12, 1980.

KENAI PENINSULA BOROUGH

BY: *Philip Waring*



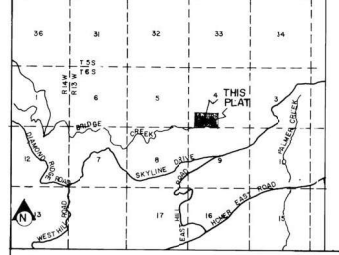
**CERTIFICATE OF SURVEY**

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

208/13/80  
DATE

*Lynn P. Wallace*  
LYNN P. WALLACE, R.L.S.  
4484-S

**VICINITY MAP**



**BRIDGE CREEK COOPERATIVE SUBDIVISION**

A SUBDIVISION OF

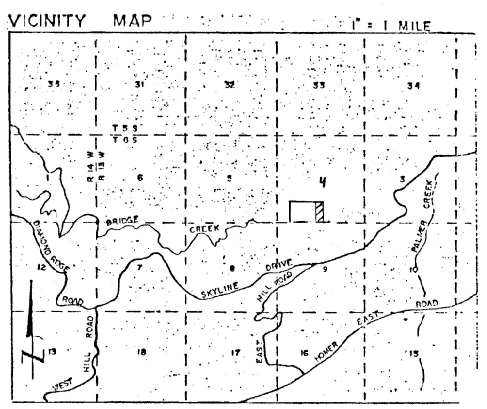
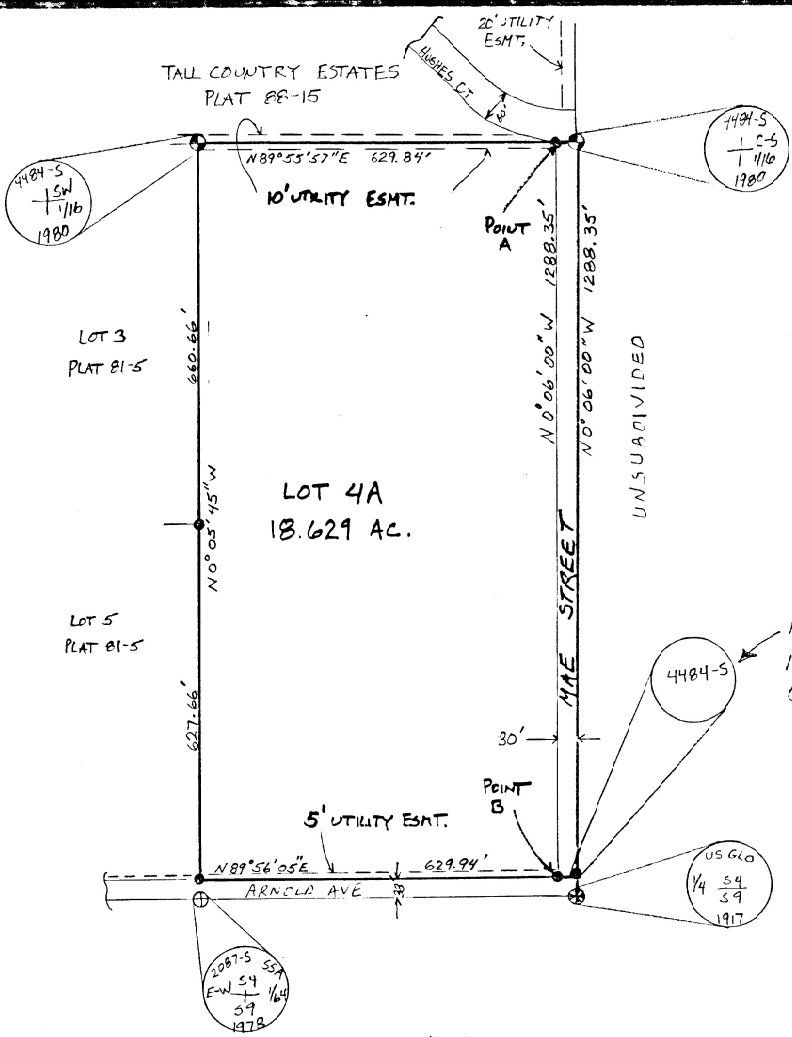
E 3/4, S 1/2, SW 1/4, SEC. 4  
T. 6S, R. 13W, S.M., ALASKA

CONTAINING 60.044 ACRES MORE OR LESS.

OWNER: BRIDGE CREEK COOPERATIVE, INC. (B.C.C. INC.)	GRID HOMER	JTL ENGINEERING CO.
	SCALE 1" = 200'	BOX 8094 ANCHORAGE, ALASKA 99508
2936 KIMBERLIE COURT ANCHORAGE, AK 99504	TOTAL LOTS 8	CHECKED BY J.T. LOVETT
	DATE AUGUST 1, 1980	

81-5

RECORDED - FILED 10-  
Herman  
Date: 1-30-81  
9-45  
K.P.B.  
Sullivan



CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the property shown and described hereon, and that we hereby adopt this plan of subdivision, and dedicate all right of ways to public use, and grant all easements to the use shown.

*Jay A. Farmwald*  
 Jay A. Farmwald  
 President and Secretary  
 Bridge Creek Cooperative, Inc.  
 6500 Gunnison Dr.  
 Anchorage, AK 99516

NOTARY'S ACKNOWLEDGEMENT for Jay A. Farmwald SUBSCRIBED AND SWORN TO BEFORE ME THIS 26<sup>th</sup> DAY OF November, 1988.

*Phillip M. Springdale* 2/5/90  
 Notary in and for the State of Alaska My Commission Expires

SURVEYORS CERTIFICATE

I hereby certify that I am a Registered Land Surveyor and that the dimensions, areas and information presented on this plat are accurate and sufficient to make the public dedication intended.

*John T. Lovett*  
 John T. Lovett, LS 5774  
 P.O. Box 110633  
 Anchorage, AK 99511



PLAT APPROVAL

This plat was approved by the Kenai Peninsula Planning Commission at the meeting of 9-26-88

KENAI PENINSULA BOROUGH  
 by *Richard B. Tvedge*  
 Authorized Official

NOTES

1. Date of Plat: September 26, 1988
2. Scale: 1" = 150'
3. Basis of Bearings: Plat No. 81-5
4. Monuments: No field survey; new Lot 4A corners A and E not set; all other monuments depicted this plat were taken as shown on plat 81-5.
5. The sole purpose of this plat is to dedicate Mae St. as a public right of way. While a review of said dedication by the State of Alaska, Department of Environmental Conservation is not indicated, the owners acknowledge that water supply and sewage disposal systems constructed on Lot 4A shall be permitted only in conformance with applicable requirements of 18 AAC 10, 18 AAC 72, and 18 AAC 80.

Bridge Creek Cooperative  
 Subdivision No. 2  
 A Resubdivision of Lot 4,  
 Bridge Creek Subd. Hrd. 81-5  
 Located Within SE 1/4 SW 1/4 Sec. 4,  
 T6S, R13W, S.M., Alaska  
 Homer Recording District

88-54

RECORDED - FILED 20  
 HOMER REC. DIST.

DATE 12-15-1988  
 TIME 12:05 P.M.  
 Recorded by KFB  
 Address

Hm 88-54



# City of Homer

www.cityofhomer-ak.gov

Planning  
491 East Pioneer Avenue  
Homer, Alaska 99603

Planning@ci.homer.ak.us  
(p) 907-235-3106  
(f) 907-235-3118

## Staff Report 24-056

TO: Homer Advisory Planning Commission  
 FROM: Ryan Foster, AICP, City Planner  
 DATE: November 6<sup>th</sup>, 2024  
 SUBJECT: Bridge Creek Coop. Subd. (BCCS) Replat Preliminary Plat

**Requested Action:** Approval of a preliminary plat of lots 1, 2, 3, 5, 6 & 7, BCCS (HM 81-05), & lot 4a BCCS No. 2 (HM 88-54) to become 3 lots. Shift lot lines and vacate, including right-of-way vacation for Farmwald Circle.

### General Information:

Applicants:	Jay A. & Wilton J. Farmwald 6600 Gunnison Dr. Anchorage, AK 99516	Seabright Survey + Design 1044 East End Road, Suite A Homer, AK 99603
	City of Homer 491 E. Pioneer Ave. Homer, Alaska 99603	
Location:	North of Skyline Drive, outside Homer City limits, and within Bridge Creek Watershed Protection District.	
Parcel ID:	17370010, 17370009, 17370008, 17370007, 17370006, 17370005, 17370004	
Size of Existing Lot(s):	4.92, 4.96, 9.96, 18.63, 4.61, 4.53, 4.37 acres	
Size of Proposed Lots(s):	29.163, 9.658, 14.056 acres	
Zoning Designation:	Bridge Creek Watershed Protection District	
Existing Land Use:	Vacant, accessory buildings	
Surrounding Land Use:	North: Vacant, commercial (Ageya Campus) South: Vacant, residential East: Vacant, accessory bldg. West: Vacant, residential	
Comprehensive Plan:	Chapter 4 Goal 2 Objective C: Provide extra protection for areas with highest environmental value or development constraints.	
Wetland Status:	Property contains riverine and discharge slope wetlands.	
Flood Plain Status:	Not located in a coastal flood plain	



BCWPD:	Within the Bridge Creek Watershed Protection District.
Utilities:	City water and sewer are not available at this time.
Public Notice:	Notice was sent to 21 property owners of 32 parcels as shown on the KPB tax assessor rolls.

**Analysis:** This subdivision is within the Bridge Creek Watershed Protection District, which is a special approved zoning district which aims to prevent the degradation of water quality and protect the watershed to ensure its sustained suitability as a water supply source for the City's public water utility. The purpose of this plat is to consolidate seven lots into three by shifting and vacating lot lines, including the vacation of the Farmwald Circle right-of-way. The largest lot, Lot 1-A, proposes to vacate four lot lines and shift an eastern lot line to consolidate existing Lots 1, 2, 3, and 5, allowing an existing private driveway to be contained within a single 29.163-acre parcel. Additionally, Lot 1-A includes the vacation of a northern portion of the 50-foot Farmwald Circle cul-de-sac right-of-way. The next largest lot, Lot 4A-1, proposes shifting its western property line eastward, resizing the parcel to 14.056 acres. The smallest lot, Lot 6-A, proposes vacating the remaining majority of the 50-foot-wide Farmwald Circle right-of-way, consolidating existing Lots 6 and 7 into a single 9.658-acre parcel, with the City as the end owner. The remaining two lots, 1-A and 4A-1, will remain in private ownership.

Rights of way: Please refer to the other platting action: right-of-way vacation; Farmwald Circle.

**Homer City Code 22.10.051 Easements and rights-of-way**

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

**Staff Response:** The plat is located outside the city limits of Homer; code does not apply.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

**Staff Response:** The plat meets these requirements. No additional easements are required.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

**Staff Response:** The plat meets these requirements. As the subdivision is located outside city limits, these provisions are not applicable. No streets are proposed for acceptance by the City for maintenance; therefore, HCC 11.04.120 does not apply.

**Preliminary Approval, per KPB code 20.25.070 Form and contents required.** The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
  2. Legal description, location, date, and total area in acres of the proposed subdivision; and
  3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

**Staff Response:** The plat meets these requirements.

- B. North point;

**Staff Response:** The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

**Staff Response:** The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

**Staff Response:** The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

**Staff Response:** The plat meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

**Staff Response:** The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

**Staff Response:** The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

**Staff Response:** The plat meets these requirements.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

**Staff Response:** The plat meets these requirements. Not within a tidal area.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

**Staff Response:** The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

**Staff Response:** The plat meets these requirements. City water and waste water are not available.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

**Staff Response:** The plat meets these requirements. No roads are being dedicated.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

**Staff Response:** The plat meets these requirements. Areas of 20 percent slope are marked.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

**Staff Response:** The plat meets these requirements. No known encroachments.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

**Staff Response:** The plat meets these requirements.

**Public Works Comments:** Public Works reviewed the plats and responded that they did not have any comments.

**Staff Recommendation:** The Planning Commission recommends approval of the preliminary plat, with the following comments:

1. The spelling of "Farmald Cir. 50' R/W" on both the preliminary plat and the right-of-way vacation diagram be corrected to "Farmwald Cir. 50' R/W."
2. The addition of a Plat note: All lots are located within the Bridge Creek Water Shed Protection District and are subject to City of Homer Regulations. Check with Homer Planning Prior to any development activities.

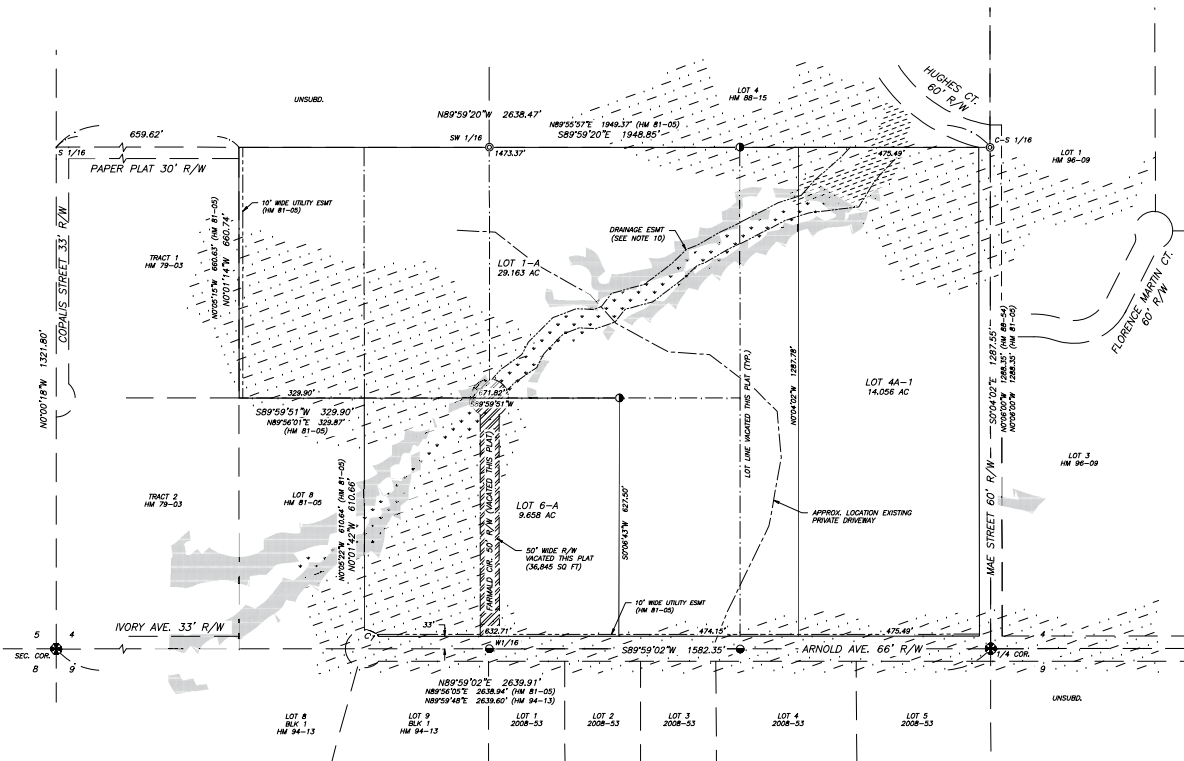
**Attachments:**

1. Preliminary Plat
2. Surveyor's Letter to City of Homer

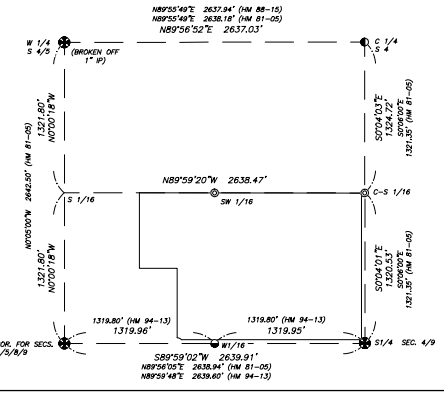
3. ROW Vacation Diagram
4. Diagram indicating requested plat changes
5. Public Notice
6. Aerial Map

**NOTES**

1. A SETBACK OF 20' IS REQUIRED FROM ALL STREET RIGHT-OF-WAYS UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION. THE FRONT 10' ADJACENT TO RIGHTS-OF-WAY IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. LOTS ARE OR WILL BE SERVED BY ONSITE WATER AND SEWER.
5. THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOC., INC. THAT AFFECTS THIS SUBDIVISION, RECORDED BK 35, PG 34 HRD.
6. THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOC., INC. THAT AFFECTS THIS SUBDIVISION, RECORDED BK 119, PG 935 HRD.
7. THERE IS AN EASEMENT FOR ROADWAY & APPURTENANCES IN FAVOR OF JAY ALAN FARMWALD THAT AFFECT THIS SUBDIVISION, RECORDED BK 55, PG 854, BK 152, PG 837 & BK 155, PG 840 HRD.
8. THERE IS AN AGREEMENT THAT AFFECTS THIS SUBDIVISION RECORDED BK 187 PG 56 HRD.
9. THERE IS AN AGREEMENT THAT AFFECTS THIS SUBDIVISION, RECORDED BK 250, PG 740 HRD.
10. THERE ARE AN EASEMENTS FOR WATER STREAM DRAINAGE & APPURTENANCES IN FAVOR OF CITY OF HOMER THAT AFFECTS THIS SUBDIVISION, RECORDED #2022-003817-0 HRD & #2023-000803-0 HRD.



SW1/4 SECTION 4  
SCALE: 1" = 500'



- LEGEND**
- ① FND 1.5" AC 4484-S 1980
  - ② FND 3.25" AC 4484-S 1980
  - ③ FND 1.25" AC 4184-S 1987
  - ④ FND 3.25" AC 2087-S 1978
  - ⑤ FND 2.5" BC 1917

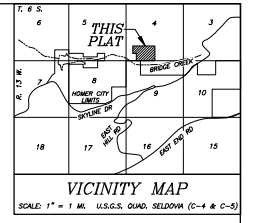
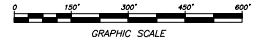
- APPROX. AREA RIVERINE (KWF WETLANDS ASSESSMENT, KPB GIS)
- APPROX. AREA DISCHARGE SLOPE (KWF WETLANDS ASSESSMENT, KPB GIS)
- APPROX. AREA HEADWATER FEN (KWF WETLANDS ASSESSMENT, KPB GIS)
- APPROX. AREAS OF 20% SLOPE OR GREATER (KPB GIS)
- R/W VACATED THIS PLAT

**WASTEWATER DISPOSAL**  
LOTS WHICH ARE AT LEAST 200,000 SQUARE FEET IN SIZE MAY BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**PLAT APPROVAL**  
THIS PLAT WAS APPROVED BY THE HENNA PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF \_\_\_\_\_, 2024

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
AUTHORIZED OFFICIAL  
HENNA PENINSULA BOROUGH

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	42.51'	50.00'	48°42'44"	N85°40'20"W	41.24'



**CERTIFICATE OF OWNERSHIP**  
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DESIGNATE ALL RIGHTS OF WAY AND PUBLIC RIGHTS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

- JAY A. FARMWALD  
6600 GUNNISON DRIVE  
ANCHORAGE, AK 99516  
FORMER LOTS 1, 2, 3, & 5
- MILTON J. FARMWALD  
6600 GUNNISON DRIVE  
ANCHORAGE, AK 99516  
FORMER LOT 4A
- MELISSA JACOBSON, CITY MANAGER  
491 E. PIONEER AVENUE  
HOMER, AK 99603  
FORMER LOTS 6 & 7

**NOTARY'S ACKNOWLEDGMENT**  
FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**  
FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**  
FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

HOMER RECORDING DISTRICT KPB FILE NO. 2024-\_\_\_\_

**BRIDGE CREEK COOP. SUBDIVISION  
2024 REPLAT**

A REPLAT OF LOTS 1, 2, 3, 5, 6 & 7, BRIDGE CREEK COOP. SUBDIVISION (HM 81-05), & LOT 4A BRIDGE CREEK COOP. SUBDIVISION NO. 2 (HM 88-54), LOCATED IN THE SW1/4 SEC. 4, T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 52.877 ACRES

**SEABRIGHT SURVEY + DESIGN**  
KATHERINE A. KIRSIS, P.L.S.  
1044 EAST END ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 299-1580

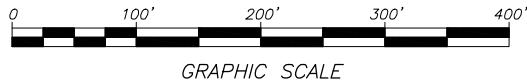
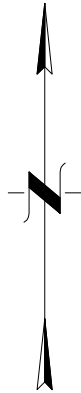
OWNERS: JAY A. FARMWALD & MILTON J. FARMWALD  
6600 GUNNISON DR., ANCHORAGE, AK 99516  
CITY OF HOMER  
491 E. PIONEER AVENUE, HOMER, AK 99603

DRAWN BY: KK CHKD BY: KK JOB #2024-77  
DATE: 10/2024 SCALE: 1"=150' SHEET #1 OF 1

BRIDGE CREEK COOP. SUBDIVISION  
2024 REPLAT  
RIGHT-OF-WAY VACATION DIAGRAM

A REPLAT OF LOTS 1, 2, 3, 5, 6 & 7, BRIDGE CREEK COOP. SUBDIVISION (HM 81-05), & LOT 4A BRIDGE CREEK COOP. SUBDIVISION NO. 2 (HM 88-54), LOCATED IN THE SW1/4 SEC. 4, T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

SEABRIGHT SURVEY + DESIGN  
KATHERINE A. KIRSIS, P.L.S.  
1044 EAST END ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 299-1580



LOT 1  
(HM 81-05)  
PROPOSED LOT 1-A

LOT 2  
(HM 81-05)  
PROPOSED LOT 1-A

LOT 3  
(HM 81-05)  
PROPOSED LOT 1-A

LOT 8  
HM 81-05

LOT 7  
(HM 81-05)  
PROPOSED LOT 6-A

LOT 6  
(HM 81-05)  
PROPOSED LOT 6-A

LOT 5  
(HM 81-05)  
PROPOSED LOT 1-A

FARMALD CIR. 50' R/W

50'

R/W AREA TO BE VACATED  
(36,845 SQ. FT.)

10' WIDE UTILITY ESMT  
(HM 81-05)

ARNOLD AVE. 66' R/W

LOT 9  
BLK 1  
HM 94-13

LOT 1  
2008-53

LOT 2  
2008-53

Chair S. Smith closed the public hearing period, and opened the floor to comments and questions from the Commission.

Given that Lots 1, 2, 3, 4, and 5 are owned by either Mr. Farmwald or his son, Commissioner H. Smith questioned if the City has ever shown interest in acquiring any of these lots. Mr. Farmwald stated that the City has not approached him about these properties. He added that this is a legacy property that will transfer to his son eventually, and that he has no plans of selling the land.

Addressing the comment made during the public hearing period, Mr. Farmwald insisted that the vacation won't land lock Mr. Conley's property.

SCHNEIDER/VENUTI MOVED TO RECOMMEND APPROVAL OF THE VACATION OF THE FARMWALD CIRCLE RIGHT-OF-WAY WITHIN THE BRIDGE CREEK WATERSHED DISTRICT WITH THE FOLLOWING COMMENT:

1. IN PLACE OF THE EXISTING UTILITY EASEMENT ALONG FARMWALD CIRCLE, A NEW 20-FOOT UTILITY EASEMENT WILL BE DESIGNATED ALONG THE WEST BOUNDARY OF LOT 6-A AS PART OF THE REPLAT.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

## **PLAT CONSIDERATION**

- A. Staff Report 24-056, Bridge Creek Coop. Subdivision 2024 Replat, Preliminary Plat

Chair S. Smith introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary of his report included in the packet.

Chair S. Smith opened the floor for the Applicant, Jay Farmwald, who mentioned that vacating the utility easement and shifting it to a 20-footer on the west side of Lot 6-A maintains the potential for utility access to the western portion of his new 29-acre lot.

Chair S. Smith opened the public hearing period. With no one wishing to speak, Chair S. Smith closed the public hearing and opened the floor to questions and comments from the Commission to either the Applicant or the City Planner. Seeing no further comments or questions, Chair S. Smith requested a motion and second.

SCHNEIDER/H. SMITH MOVED TO ADOPT STAFF REPORT 24-056 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:

1. THE SPELLING OF "FARMALD CIR. 50' R/W" ON BOTH THE PRELIMINARY PLAT AND THE RIGHT-OF-WAY VACATION DIAGRAM BE CORRECTED TO "FARMWALD CIR. 50' R/W."
2. THE ADDITION OF A PLAT NOTE: ALL LOTS ARE LOCATED WITHIN THE BRIDGE CREEK WATERSHED PROTECTION DISTRICT AND ARE SUBJECT TO CITY OF HOMER REGULATIONS. CHECK WITH HOMER PLANNING PRIOR TO ANY DEVELOPMENT ACTIVITIES.

3. IN PLACE OF THE EXISTING UTILITY EASEMENT ALONG FARMWALD CIRCLE, A NEW 20-FOOT UTILITY EASEMENT WILL BE DESIGNATED ALONG THE WEST BOUNDARY OF LOT 6-A AS PART OF THE REPLAT.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Chair S. Smith called for a 10-minute recess at 8:20 p.m.

Chair S. Smith called the meeting back to order at 8:30 p.m.

**PENDING BUSINESS**

- A. Conditional Use Permit 23-08 per HCC 21.24.030(f), Staff Report 24-052  
Memorandum PC-24-041 from Deputy City Clerk as backup  
Memorandum PC-24-042 from Deputy City Clerk as backup

Chair S. Smith introduced the item by reading of the title.

Commissioner Conley shared that he needed to disclose a potential conflict of interest.

SCHNEIDER/H. SMITH MOVED THAT COMMISSIONER CONELY HAS A CONFLICT OF INTEREST.

Commissioner Conley stated that there are business connections between the company that he works for and the Chief Financial Officer of Doyon. He added that there's a common group of people that he gets closely attached to that are involved in the project.

Commissioner Stark noted that the Commission voted that Mr. Conley didn't have a conflict of interest the last time that this came up. He asked Mr. Conley if the reasons that he had provided for the potential conflict of interest would impact his vote one way or another. Mr. Conley stated that it would not affect his vote.

Chair S. Smith questioned if Mr. Conley's relationship with anyone at the hotel would cause him any monetary gain in any form. Mr. Conley insisted that he would have no monetary gains as a result of this project.

Chair S. Smith requested the Clerk to perform a roll-call vote.

VOTE: NO: STARK, VENUTI, S. SMITH, SCHNEIDER, H. SMITH.

Motion failed.

The Commission worked its way through the potential motion, discussing various edits that could be implemented for the final wording of the motion.

SCHNEIDER/H. SMITH MOVED TO EXTEND THE MEETING FOR ONE HOUR.

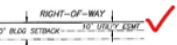


**NOTES**

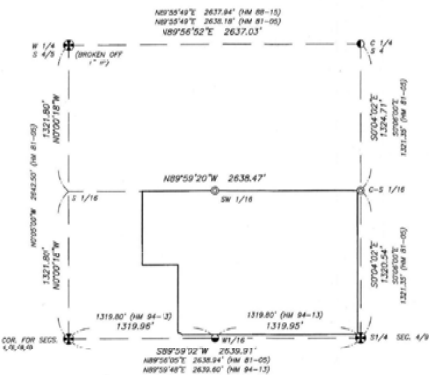
1. A setback of 20' is required from all street right-of-ways unless a lesser standard is approved by resolution of the appropriate planning commission, the front 10' adjacent to rights-of-way is a utility easement. Graded areas on this plat are placed within a utility easement which would interfere with the ability of a utility to use said easement.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND Delineation. IF ANY PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
4. LOTS ARE OR WILL BE SERVED BY ON-SITE WATER AND SEWER.
5. THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOC., INC. THAT AFFECTS THIS SUBDIVISION, RECORDED BK 30, PG 34 HRD.
6. THERE IS A RIGHT OF WAY EASEMENT GRANTED TO HOMER ELECTRIC ASSOC., INC. THAT AFFECTS THIS SUBDIVISION, RECORDED BK 115, PG 835 HRD.
7. THERE IS AN EASEMENT FOR ROADWAY & APPURTENANCES IN FAVOR OF JAY ALAN FARWALD THAT AFFECT THIS SUBDIVISION, RECORDED BK 152, PG 834, BK 152, PG 837 & BK 152, PG 840 HRD.
8. THERE IS AN AGREEMENT THAT AFFECTS THIS SUBDIVISION RECORDED BK 187, PG 58 HRD.
9. THERE ARE AN EASEMENTS FOR WATER STREAM DRAINAGE & APPURTENANCES IN FAVOR OF CITY OF HOMER THAT AFFECTS THIS SUBDIVISION, RECORDED #2022-000317-0 HRD & #2022-000003-0 HRD.
10. THIS SUBDIVISION IS LOCATED WITHIN THE BRIDGE CREEK WATERSHED PROTECTION DISTRICT AND ARE SUBJECT TO CITY OF HOMER REGULATIONS. CHECK WITH TUGSEN PLANNING PRIOR TO ANY DEVELOPMENT ACTIVITIES.

This easement is located on the north 200 feet of former Lot 2 of Bridge Creek Cooperative Subdivision HM 81-4.

**R/W TYPICAL DETAIL**



SW1/4 SECTION 4  
SCALE: 1" = 500'



**LEGEND**

- 1 FND 1.5° AC 4484-S 1980
  - 2 FND 3.25° AC 4484-S 1980
  - 3 FND 3.25° AC 4184-S 1987
  - 4 FND 3.25° AC 2087-S 1978
  - 5 FND 2.5° AC 1017
- APPROX. AREA RIVERINE (KWF WETLANDS ASSESSMENT, KPW GIS)
  - APPROX. AREA DISCHARGE SLOPE (KWF WETLANDS ASSESSMENT, KPW GIS)
  - APPROX. AREA HEADWATER FEN (KWF WETLANDS ASSESSMENT, KPW GIS)
  - APPROX. AREAS OF 20% SLOPE OR GREATER (KWF GIS)
  - R/W VACATED THIS PLAT

**WASTEWATER DISPOSAL**

LOTS WHICH ARE AT LEAST 300.00 SQUARE FEET IN SIZE MAY NOT BE SUITABLE FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

**PLAT APPROVAL**

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
AUTHORIZED OFFICIAL: KENAI PENINSULA BOROUGH

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING
C1	42.81'	50.00'	49°42'44"	N67°40'20"W
				41.24'



VICINITY MAP  
SCALE: 1" = 1 MI. U.S.G.S. GRID BELLGROVE (C-4 & C-5)

**CERTIFICATE OF OWNERSHIP & DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEEDS ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

JAY A. FARWALD FORMER LOTS 1, 2, 3 & 5  
8600 GUNDRON DRIVE  
ANCHORAGE, AK 99516

WELTON J. FARWALD FORMER LOT 4A  
8600 GUNDRON DRIVE  
ANCHORAGE, AK 99516

MELISSA JACKSON, CITY MANAGER FORMER LOTS 6 & 7  
CITY OF HOMER  
491 E. PIONEER AVENUE  
HOMER, AK 99603

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

FOR: \_\_\_\_\_  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

HOMER RECORDING DISTRICT KPW FILE NO. 2024-\_\_\_\_\_

**BRIDGE CREEK COOP. SUBDIVISION 2024 REPLAT**  
A REPLAT OF LOTS 1, 2, 3, 5, 6 & 7, BRIDGE CREEK COOP. SUBDIVISION (HM 81-05), & LOT 4A BRIDGE CREEK COOP. SUBDIVISION NO. 2 (HM 08-54), LOCATED IN THE SW1/4 SEC. 4, T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 52.877 ACRES  
**SEABRIGHT SURVEY + DESIGN**  
KATHERINE A. KIRSIS, P.L.S.  
1044 EAST END ROAD, SUITE A  
HOMER, ALASKA 99603  
(907) 299-1580

OWNERS: JAY A. FARWALD & WELTON J. FARWALD  
8600 GUNDRON DR., ANCHORAGE, AK 99516  
CITY OF HOMER  
491 E. PIONEER AVENUE, HOMER, AK 99603

DRAWN BY: KX CHWD BY: KX JOB #2024-77  
DATE: 11/20/24 SCALE: 1"=150' SHEET #1 OF 1